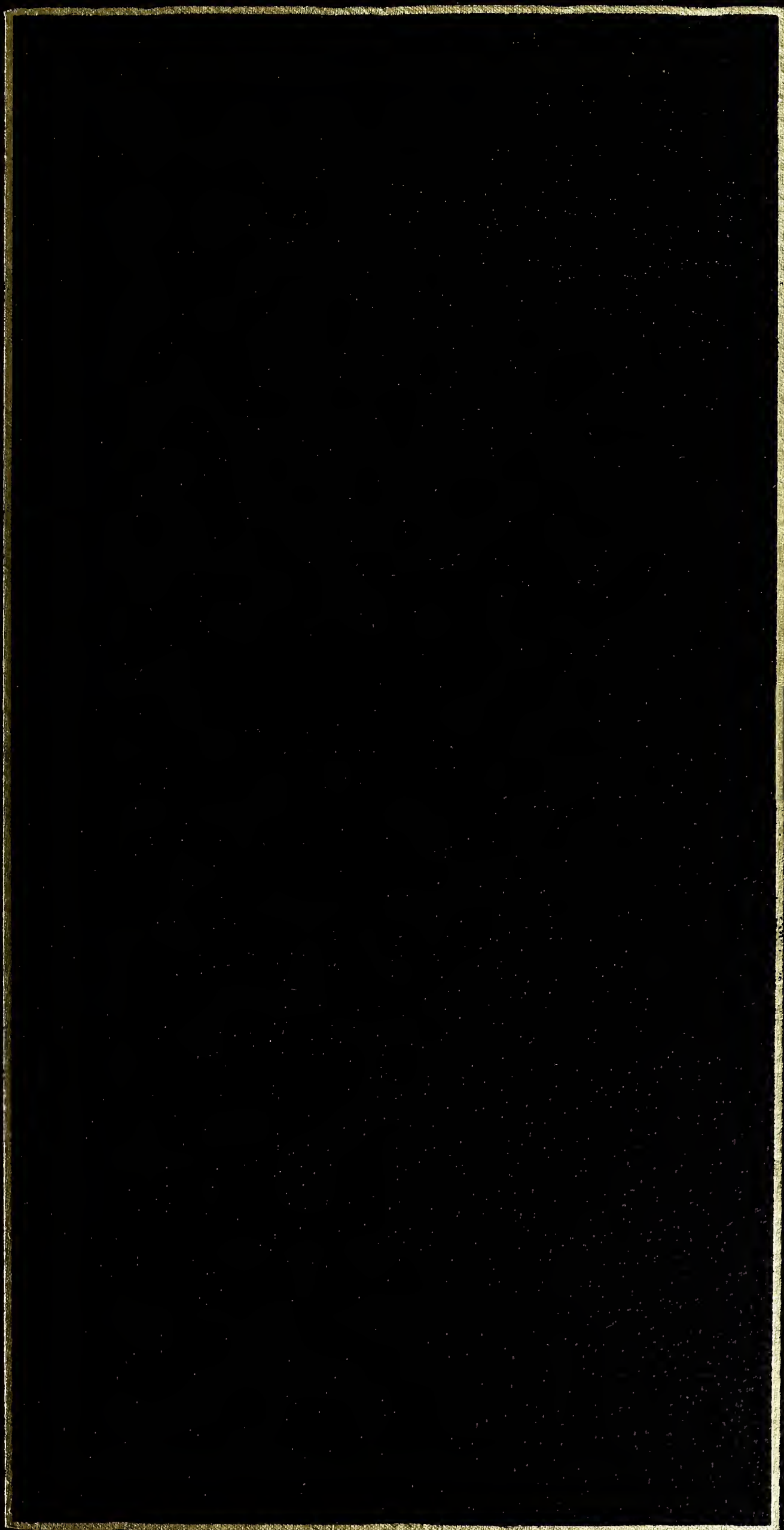






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FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES February 10, 2000

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:40 p.m.

ROLL CALL: Steven E. McElhoe
George Simler III
John Sullivan
John Powell, entered meeting at 5:25 p.m.

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Pete Cole, Phd, Inc
Elissa McGauley, City of Fort Wayne Economic
Development
Fred Hollister, City of Fort Wayne Economic Development
Terry McCaffery, Fort Wayne Urban Enterprise Association

APPROVAL OF CLAIMS: Motion made to approve by Mr. Simler; seconded by Mr. Sullivan subject to audit. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve by Mr. Simler; seconded by Mr. Sullivan. Motion carried unanimously

NEW BUSINESS

Resolution 2000-01:

Allowing the Designation of Property as An Economic Development Area for PHD, Inc. in the Baer Field Economic Development Area

Jim Linday noted that Pete Cole of Phd, Inc. was present, along with Elissa McGauley and Fred Hollister of the Department of Economic Development. On a map, he located Phd and noted the street improvements to be funded and constructed by the City of Fort Wayne that make this tax abatement application different from others that have been granted in the Baer Field EDA. The project involves the extension of Covewood Drive to Airport Road (approximately \$114,000 financed by the City of Fort Wayne) and opens an area that was landlocked. Mr. Hollister explained the infrastructure improvements and how that interfaces with Phd's expansion. The City of Fort Wayne and Phd have entered into an agreement with the Board of Works to acquire the right-of-way. The Board of Works will design, build and maintain the infrastructure road improvements within the City of Fort Wayne's system. The infrastructure should be complete by Fall of 2000. An Infrastructure Development Grant of \$40,000 has been awarded from the State of Indiana for this project. Ms. McGauley noted that the tax abatement application indicates that Phd will invest \$3 million in new building improvements. Mr. Cole distributed material explaining the expansion. He explained that the building will be approximately 85,000 square feet and used to consolidate manufacturing operations. Mr. Fletcher noted the wage rates and the anticipated 20 new employees before 2004. Mr. Cole suggested that the number of new employees could be closer to 35. Mr. Fletcher noted that because the City is allocating \$100,000 to this project, the Department of Redevelopment is recommending a three-year tax abatement because of the costs expended on the street extension. Mr. Simler asked if that road would have been improved in the future without this expansion and Mr. Fletcher noted that it is in a private industrial park and not the City's responsibility. Mr. Cole noted that the street will open access to property recently acquired by Genova Corp. Mr. Cole stated that he would like to have a tax abatement for more than three years. Mr. Hollister gave a synopsis of land ownership in the area and the development agreement between the City of Fort Wayne and Phd. Mr. Simler questioned the shortened duration of the tax abatement; Mr. Fletcher explained

the criteria for the 3-year abatement. Mr. Simler recommended a longer duration for the abatement. Mr. Hollister and Mr. Fletcher explained the rationale for the abatement period. Mr. Simler made a motion to recommend a 6-year tax abatement to City Council. Second by Mr. Sullivan. Motion carried unanimously as amended.

Resolution 2000-02

Approving a Contract for Professional Legal Services

In Tim Manges' absence, Mr. Fletcher explained how the new administration will structure internal legal services. There are two people in the Administration's Law Department. The administration prefers that the Redevelopment Commission not contract for secondary legal counsel – the City's Law Department would act as a secondary counsel for the Redevelopment Commission. Mr. Boyer is still working on a Quiet Title for Phoenix Place Subdivision which should be completed in approximately two weeks. Approval of this resolution will extend Mr. Boyer's contract until the Quiet Title work is complete. At that time his contract would terminate.

Resolution 2000-03

Approving a Contract for Professional Legal Services

Mr. Fletcher noted the experience of Mr. Wernet as Secondary Counsel for the Redevelopment Commission and his 17 years of experience with the Redevelopment Commission. Mr. Simler made a motion to approve Resolution 2000-02 and 2000-03; seconded by Mr. Sullivan. Motion carried unanimously.

Resolution 2000-04

Approving Phase II Investigation of the former Fort Wayne Printing Company

Mr. Leatherman noted Phase I investigation did not come before the Commission because the Planning Department approved a not-for-profit grant for Phase I funding. He distributed a drawing of the proposed renovations to the Ross McCulloch house, now renamed the Kekionga House. Phase II recommendations will cost approximately \$8,000. The Planning Department came to the Redevelopment staff and asked that we participate in funding. It was decided that capping the money at \$2,000 from the Planning Department and \$8,000 from Redevelopment Brownfield funds would be appropriate (\$10,000 maximum for the combined grants). A discussion ensued regarding the Kekionga Group and the location of and proposed renovations to the house. Mr. Sullivan made a motion to approve; seconded by Mr. Simler. Motion carried unanimously.

Resolution 2000-05

Approving Change Order #7 and Final to a Contract with Rocke & Associates

Mr. Leatherman noted that Resolutions 05, 06 and 07 are related. They are the final change orders for the installation of the infrastructure at Phoenix Place. Rocke & Associates' original quote to do the engineering included periodic inspections but did not include daily inspections which were required because of issues with the poor soil. Mr. Leatherman noted that Rocke & Associates did a commendable job and the costs beyond their contract is \$1,428, which is very reasonable. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously.

Resolution 2000-06

Approving Change Order #5 and Final for Geiger Construction Company

This \$28 amount is in addition to the \$124,000 contract. It will be less costly to pay this bill than to go through the paperwork necessary to rescind it. Mr. Simler stated that he was offended that this bill was presented. Mr. Fletcher noted that the contract was a quantity bid; the engineers measured and this is the determined amount. Legally, this bill will have to be paid. Mr. Sullivan made a motion to approve; seconded by Mr. Simler. Motion carried unanimously.

Resolution 2000-07

Approving Change Order #1 and Final to a Contract with Garcia Concrete Construction Company

Based on actual measured quantities of all concrete poured at Phoenix Place, there is an additional concrete charge of \$687. The concrete and asphalt work seems to be excellent. Mr. Fletcher noted that the high percentage increase for the entire project was due to the problems with the soils and having to dig and do a base for the street. A discussion of the soil problems followed. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously.



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Resolution 2000-08

Approving a Brownfield Grant to the Fort Wayne Urban Enterprise Association

Mr. Leatherman noted that this is the third opportunity the City has had to assist with an investigation of property. The UEA will put significant investment into renovations if environmental issues are not significant. Terry McCaffrey, Administrator of the UEA, explained that they own the property at 1830 Wayne Trace known, as the Fort Wayne Enterprise Center, and at 1725 South Anthony westerly adjacent the Enterprise Center. At the corner of Wayne Trace and Anthony Boulevard are two properties known as Jones Automotive and the building that was formerly Earl Scheib Auto Painting. These two properties are owned by an investor who has indicated his interest in selling. Before they enter into a purchase agreement with the owner, the UEA Board would like to investigate any environmental issues. The area adjacent to the Enterprise Center is blighted and the UEA Board would like to reclaim that area. Mr. Fletcher noted that the Redevelopment Commission put about \$600,000 into the triangle across the street from the Enterprise Center; he also explained the recent history of the area as it applied to Tokheim Corporation and the old GE plant. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously.

Project Updates

Courthouse Green – Mr. Fletcher noted that the Parks Foundation has suggested that the \$300,000 granted for the Courthouse Green Endowment be deposited with the Parks Foundation instead of the Fort Wayne Foundation. Because there is potential for losing \$50,000, Dick Waterfield of the Parks Foundation assured Mr. Fletcher that the Parks Foundation will contribute an additional \$50,000. Mr. Wernet and Mr. Fletcher have reworked the Agency Endowment Agreement to reflect that the Waterfield Foundation will contribute \$250,000 to the Parks Foundation and the Preservation Trust will contribute 50,000. After the endowment is set up in the Parks Foundation, they will have 90 days to deposit the additional \$50,000. If it is not deposited in 90 days, the option is to contribute those dollars to the Fort Wayne Foundation. Our goal is to maximize the amount of money in the Courthouse Green Maintenance Fund. Mr. Wernet noted that the agreement is fairly standard foundation agreement. Mr. Fletcher asked for a motion to approve the Parks Foundation scenario, since the previous endowment was approved by resolution. He noted that the Fund is administered by the Parks Foundation. A discussion regarding the role of the Parks Foundation ensued. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously.

Summit Park – The Miller-Valentine Group is going through the rezoning process. A public hearing will be within 3 weeks. In the beginning Mr. Fletcher thought this would be a public/private partnership; recently there has been some thought given to putting this into a 501c(3) organization and using the money donated by Foundations and banks to build. As money is paid back to the Foundation, the funds would be rolled over into other projects. That possibility is being explored. If that happens, there will have to be an agreement between the 501c(3) organization and the Redevelopment Commission. Miller-Valentine would most likely be used as the developer. A discussion of the Economic Development Alliance Group and marketing activities followed.

Phoenix Place – Mr. Leatherman noted that the Greater Progressive CDC received a \$100,000 revolving loan at 0% interest from the Central City Housing Trust Fund and a \$100,000 grant to help defray soft costs with construction at Phoenix Place - \$10,000 per lot. The 1st house is being framed this week.

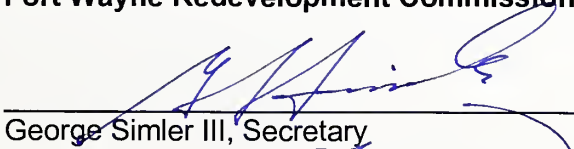
Other Business

Commission Appointments – Mr. Fletcher noted that City Council will make appointments soon – maybe next Tuesday. The Mayor has not made any appointments yet. Until after a formal meeting with the new appointments, Mr. Fletcher suggested continuing with the same officers of the Redevelopment Commission. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously.

Adjournment

Motion to adjourn by Mr. Powell; seconded by Mr. Sullivan. Motion carried unanimously. Meeting adjourned at 5:45 p.m.

Fort Wayne Redevelopment Commission


George Simler III, Secretary

Adopted March 20, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
March 20, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:30 p.m.

ROLL CALL: Steven E. McElhoe
George Simler III
John Sullivan
John Powell

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley, City of Fort Wayne Economic
Development
Tom Neizer, representing Towne Properties, LLC
Michael O'Hara, representing Neighborhood Health Clinics

APPROVAL OF CLAIMS: Motion made to approve by Mr. Sullivan; seconded by Mr. Simler subject to audit. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve by Mr. Sullivan; seconded by Mr. Simler. Motion carried unanimously

NEW BUSINESS

Resolution 2000-09

Allowing the Designation of Property as An Economic Revitalization Area for Towne Properties LLC in the Baer Field Economic Development Area

Tom Neizer noted that Towne Properties is ready to start construction of a 31,800 square foot facility that will serve as the new home for Towne Air Freight. Towne Air Freight, currently located in Fort Wayne, is expanding operations and wants to locate their facility closer to Fort Wayne International Airport. A petition will be introduced at City Council with the intention of seeking a real estate abatement. Construction should begin in April and be completed this year. Towne Air Freight will increase employment from 76 to approximately 112 employees. The initial term of lease will be 15 years. Mr. Fletcher noted that the company intends to hire the new employees over a period of 15 years and asked for an explanation of the slow hiring practices. Mr. Neizer replied that historically that is what has been done. They are looking at a measured rate of growth. The present facility, which Towne Air owns, is approximately 20,000 square feet. Mr. Fletcher noted that there is no bond issue in the EDA. There is a loan of \$600,000; giving a tax abatement would not jeopardize that payment. The Department of Economic Development is recommending a ten-year abatement and staff recommends the same. Motion by Mr. Simler to approve; seconded by Mr. Powell. Mr. McElhoe asked for an explanation of the location of the new building on the survey. Mr. Neizer noted that the site was chosen because it affords the opportunity to expand. Motion carried unanimously.

Resolution 2000-10

Approving an Expenditure for Title Insurance for the former Falstaff Brewery site located within the Grant Avenue Redevelopment Area

Mr. Lindsay explained that a solicitation for standard owner's policy of title insurance from four (4) title insurance companies resulted in three (3) quotations. Columbia Land Title Company was the lowest and best bidder with a quote of \$700.00. Motion to approve by Mr. Powell; seconded by Mr. McElhoe. Motion carried unanimously.

Resolution 2000-11

Approving the Negotiated Acquisition Price for the former Falstaff Brewery site within the Grant Avenue Redevelopment Area

Mr. Fletcher reminded the Commissioners that the site was appraised approximately 5 months ago. An offer to purchase was submitted for \$263,000 subject to environmental assessments. When the Phase I and Phase II assessments were done, some petroleum product was found on the site. Mr. Leatherman noted that the issues discovered in Phase II – two 30,000 gallon underground storage tanks for either primary or secondary fuel oil. The soil contamination was not removed, but we have determined the extent. He indicated the area of the plume and noted that it intersects buildings. The contamination is considered to be on site because the Grant Avenue Redevelopment Area extends south of Humphrey Street. If the property remains a non-residential use and a development plan includes parking or a building over that area, it is believed that the property will not have to be remediated. A discussion of the actual storage tanks followed. Mr. Fletcher noted that the consultant quoted approximately \$200,000 to all contaminated soils. If the use is non-residential, we can do a \$30,000 risk assessment then go through the State's voluntary remediation program and get a covenant not to sue from the State and then put the site on the market. Some of the buildings will be demolished after a structural engineer does an assessment. The costs would be between \$30,000 and \$200,000 according to what action is decided. A discussion of uses of the property without the street being vacated ensued. There is a verbal agreement with Falstaff for the negotiated price of \$125,000, "as is, where is". Legal Counsel and the City Attorney agree with purchasing the site. We will do a risk assessment and a voluntary remediation program. Motion to approve by Mr. Simler, seconded by Mr. Powell. Motion carried unanimously.

Resolution 2000-12

Approving Appraisal Services for the Civic Center Urban Renewal Area, Amendment X

Mr. Fletcher noted that he had met with appraisers Larry Misner and Ron Gettel regarding the appraisals on these properties. The quote was \$33,000 each – there are eleven (11) separate parcel that need appraisal. The appraisals should be completed in five months. Mr. Christoff has asked that his three properties be appraised as one. A discussion of the appraisers, appraisal techniques and properties to be appraised followed. Motion to approve by Mr. Powell; seconded by Mr. Sullivan. Mr. McElhoe asked about the Christoff appraisals and Mr. Fletcher explained that the appraisal bid was for either method of evaluation. Motion carried unanimously.

Resolution 2000-13

Approving Environmental Professional Services for the Civic Center Urban Renewal Area, Amendment X

Mr. Kravig explained the environmental work that needs to be done on the site. Staff is familiar with all of the companies that submitted bids and have used each of them for past projects. SES was the lowest bidder and staff is comfortable recommending them. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Mr. Powell questioned the wide variance in the bids and Mr. Kravig explained that the high bidder may be trying to recover high overhead costs. Mr. Leatherman offered that SES would have to adhere to ASTM standards. Motion carried unanimously.

Resolution 2000-14

Approving Appraisal Services for Kraft Farm Stormwater Retention Project located within the Centennial Industrial Park Urban Renewal Area

Mr. Lindsay described the location of the area, which is a 60-acre tract west and slightly north of Centennial Industrial Park along Hillegas Road. The area immediately north of this tract in Centennial Park does not drain well during certain times of the year and this is causing flooding problems. Mr. Fletcher gave a history of past activity in the area. The City has asked that the Redevelopment Commission contract for an appraisal for planning purposes. Staff will be meeting with the landowner soon. There is already a commitment by the Redevelopment Commission to fund approximately \$140,000 for infrastructure improvements in Centennial Park. The City Board of Works will contribute about \$640,000 to widen the streets and put in some drainage, bringing the total cost to approximately \$800,000. . The Commission is funding its costs, including the appraisal, with Tax Increment. This appraisal is not a guarantee that the property owners will sell the land. A discussion of the problems at Peg Perego ensued. Mr. Fletcher noted that the City would probably ask the Redevelopment Commission to contribute to the acquisition of the tract, also known as the Kraft Farm. Motion to approve by Mr. Powell; seconded by Mr. Sullivan. Motion carried unanimously.

Resolution 2000-15

Approving a Brownfield Grant to Neighborhood Health Clinics, Inc.

Mr. Leatherman noted the application and attachments for a grant to for Phase II investigation. The project is a relocation of the Neighborhood Health Clinics, Inc. from the old Lutheran Hospital on Fairfield to several structures on South Calhoun Street. The Phase I site assessment has been completed and as a result of that investigation a Phase II needs to be done. The costs are estimated to be \$7,476, possibly less if they do not encounter groundwater. Mr. O'Hara explained the renovations to the building and noted that they will be leasing the building at 1717 for 10 years with two five-options for renewal. The entire 27,000 building will be built-out for a medical and dental clinic. The investment of \$400,000 includes money from grants. Kelley Automotive will deed the building next door to Neighborhood Health Clinics. It will be used for handicapped and other access. Motion to approve by Mr. Simler; seconded by Mr. Sullivan. Motion carried unanimously.

Other Business

Grand Wayne Center Design & Construction Board – Mr. Fletcher delineated the members of the Grand Wayne Center Building Committee (design and construction committee). Mr. Fletcher stated that he asked that a member of the Redevelopment Commission be on that Committee since the Commission is so heavily involved with this project. Mr. Simler stated that he was interested. The Commission members appointed Mr. Simler to the Board by acclamation. Motion carried.

Project Updates

Phoenix Place – Staff is still trying to get a Quiet Title to the real estate. The title may be finalized in another week. There is a concern that this has taken so long. The Greater Progressive Housing CDC members are concerned that they haven't received the real estate yet. There is no way to expedite the process. A house is being built there now; it is approximately 60% complete. The selling price is \$133,000. There is \$50,000 in Build Indiana funds that have been allocated for improvements to the park across the street. The Park Department is asking the Redevelopment Commission to front the money temporarily; we will then be reimbursed from Build Indiana Funds. The park will complement Phoenix Place. Mr. Powell asked about the market for the housing and Mr. Leatherman explained that the first house would be a model home for 18 months. It is anticipated that the GPHCDC have targeted certain individuals as potential buyers. The house will be listed with the MLS and utilize the fact that the 8 key Board Directors of the GPHCDC represent approximately 7,000 individuals and/or families. They have indicated considerable interest from their congregations. Mr. Fletcher explained the Quiet Title process. Mr. Leatherman noted that at least 30 entities were party to this title.

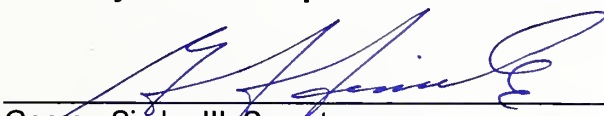
Friedman Housing Study – There was a presentation made last week by the consultant. They are approximately 33% complete.

Summit Park II – Staff, in the name of the Redevelopment Commission, has applied to the Fort Wayne Community Foundation for a \$100,000 grant to help with the development costs. There are other foundations involved and the goal is to raise about \$700,000. Staff is working through the financing structure. Motion to approve the signature of the Chairman and the Executive Director to apply to the Fort Wayne Community Foundation for a \$100,000 grant by Mr. Simler; seconded by Mr. Sullivan. Motion carried unanimously.

Adjournment

Motion to adjourn by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously. Meeting adjourned.

Fort Wayne Redevelopment Commission



George Simler III, Secretary

Adopted April 17, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
April 17, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order at 4:35 p.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
George Simler III
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Jim Federoff, Counsel for R.E.D. Apple Development, LLC
Dustin Cleveland, Project Manager, R.E.D. Apple
Brian Meeks, Miller Valentine Group
John Stafford, City of Fort Wayne Strategic Planner

APPROVAL OF CLAIMS: Motion made to approve by Mr. McElhoe; seconded by Mr. Sullivan subject to audit. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve by Mr. Simler; seconded by Mr. McElhoe. Motion carried unanimously

NEW BUSINESS

Resolution 2000-16

Approving Public Infrastructure Funding for the Jefferson/Illinois Economic Development Area

Mr. Fletcher explained the creation of the Jefferson/Illinois Economic Development Area and the Jefferson Pointe Allocation Area, a 600,000 square foot development costing approximately \$76 million. One of things that needs to be done is to collect additional off-site water that will cause the developer to oversize the on-site stormwater drainage to accommodate the development and off-site drainage. The City is requiring the developer to install two traffic lights, one on Jefferson and one on Old Illinois. The resolution asks for payment of not more than 20% or \$24,000 for each of the lights and the drainage oversizing will cost approximately \$141,279. Mr. Federoff explained that the property consists of slightly more than 71 acres and the primary development plan was approved in September, 1999. The secondary plan was approved earlier this year with slight modification. He distributed the site and landscape development plan and some building elevations. He noted some of the developer's previous projects and explained that two new entrances, with traffic signals, will be constructed on Old Illinois Road and Jefferson Blvd. He discussed the north-to-south stormwater drainage plans. The developer will oversize the stormwater facilities on the project to collect the upstream water. Discussions with City officials have been ongoing concerning the public infrastructure needs. Construction is ready to begin and the opening is planned for May 2001. Mr. Federoff noted that the anchor store would be Von Maur, an upscale retailer, and plans call for a sixteen-screen theater with stadium seating. About 70% of the outlots are leased or subject to letters of intent. Mr. Hill asked about the completion date for the drainage and Mr. Cleveland suggested that completion should be accomplished in six to eight weeks. Mr. Simler asked about the coordination of the traffic signals in the area and Mr. Stafford noted that attempts will be made to interconnect all of the signals on both corridors. Mr. Fletcher noted that the developer will put the improvements in place and the Redevelopment Commission will enter into an agreement to pay with Tax Increment over a maximum period of three years. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-17

Approving the Expenditure for TIF Revenue

Resolution deferred until later date.

Resolution 2000-18

Approving Temporary Funding for Bowser Park Improvements

Mr. Leatherman explained that last year an application was made and approved for Build Indiana Funds for improvements to existing Bowser Park. On a map, Mr. Leatherman noted the location of the Park and explained the proposed improvements. About 10% of the funds will be used to make the park ADA accessible and the remainder will be used for new fencing, blacktop for the basketball courts plus goals and standards, some playground equipment and some small improvements to an existing structure. The Parks Department will bid all the work. Build Indiana Funds are given on a reimbursement basis and because of budgetary constraints, the Parks Department has asked the Redevelopment Commission to front the money. Mr. Fletcher noted that there will be a three-party agreement with the Redevelopment Commission, City of Fort Wayne and the Parks Board. Staff wants to make sure that the Parks Department is going to complete the improvements and that the Redevelopment Commission will be reimbursed. Mr. Stafford noted that the turn-around time on the reimbursement should be relatively short. Mr. Fletcher noted that no one has addressed any overages that might occur. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-19

Approving and Ratifying a Contract with Triad Engineering, Inc.

Mr. Leatherman noted that Triad Engineering, through a competitive bid, received the contract to sample the piles of soil that primarily came from UST removal and trenching on the south part of Parcel B of the Bowser site. The soil was never tested because other testing was being done to get "clean closure" on the pits. Results showed non-significant problems; some of the soil will be disposed on the utility piles that contain soil from other City tank removals and some of it may be hauled to National Serv-All. That determination will be made after all the concrete and other debris is removed. In answer to Mr. McElhoe's question, Mr. Leatherman noted that the soil cannot be remediated on site and needs to be cleared so further testing can be done beneath the piles. Mr. Simler made a motion to approve; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-20

Approving a Brownfield Phase II Grant to the Fort Wayne Urban Enterprise Association.

Mr. Fletcher noted that Phase I testing is complete and paid. Phase I determined that additional testing needed to be done at the gas station on the corner of Anthony and Wayne Trace. Mr. Leatherman explained that Triad Engineering completed Phase I and composed a RFP that laid out the Phase I issues of concern and noted on the map the areas of concern – a tank field in front of the gas station, some above-ground storage tanks, and soil staining in the area. There were two responses to the three RFPs sent; SES was the lowest bid. Staff is working closely with UEA Director Terry McCaffrey who is in the process of making application to the Department of Commerce for a source of funding, the DOC application deadline is the middle of May. Mr. McCaffrey will have a public hearing and do necessary procedures to submit the application to the Department of Commerce for a possible reimbursement. If the grant is successful, the UEA will reimburse us. Mr. Fletcher noted that the base Phase II bid is \$4,900; but rate pricing was also requested for additional testing after the initial Phase II, if indicated. The \$10,000 maximum request is to accommodate any additional testing that might have to be done. If contamination is found, testing will have to be done both laterally and vertically; the unit rate prices covers that. The testing will help in the negotiations with the current property owners as the UEA plans to use this information to determine an agreeable price for the real estate. Mr. Fletcher noted that these monies will come from set-aside CEDIT allocations. Mr. Sullivan made a motion to approve; seconded by Mr. Simler. Motion carried unanimously without further discussion.

Resolution 2000-21

Declaratory Resolution for Amendment I to the Summit Industrial Park Urban Renewal Plan

Mr. Lindsay explained the regulatory process for establishing Amendment, the main component for which is a plan for the construction and development of a Class A business/ industrial park. The Declaratory Resolution proposes the amendment to the Summit Industrial Park Urban renewal area by including a 113 to 116-acre tract of real estate immediately south of existing Summit Industrial Park. If the Redevelopment Commission approves the Declaratory Resolution, it will go next Monday before the City Plan Commission for a determination that the

redevelopment is in general conformity with the development plan for the City of Fort Wayne. If approved by the City Plan Commission, it will go before City Council and then to the Redevelopment Commission for a public hearing and for the adoption of the Confirmatory Resolution. The tract boundaries were delineated. The current Urban Renewal Area was created in 1985 and is fully developed except for one lot in the southwest corner. Commission staff has been aware for some time that there is potential for development of the underutilized tract to the immediate south. The owners of interest in this tract applied for and were granted a rezoning to IN2 (general industrial) designation in March 2000. The owners of interest submitted a letter to the Redevelopment Commission asking for consideration to be included in the Urban Renewal Area. Mr. Hill asked about the tract immediately to the west, and Mr. Lindsay explained that the tract was heavily wooded and a stream crosses through it. It has marginal development potential and value. Mr. Meeks stated that a flood zone exists for about 100 feet on either side of the creek and there is no flood control plan. Mr. Fletcher noted that a stormwater retention basin is planned to the east. Mr. Lindsay stated that mobile homes and manufactured housing exist to the east, most of which are not up to standard of like-type development in the area. Mr. Lindsay explained the determination of blight and how it was used in Summit Park II to determine the blighting influences. The construction of the industrial park will alleviate the blighting influences and will provide an economic development stimulus to the City of Fort Wayne and the surrounding area. Mr. Lindsay cited the Thorne/ERA Study completed in the mid-1990's and indicated the support of the industrial realtor community to develop a Class A business/industrial park with all infrastructure in place. The study found that there was a need for 830 additional acres of fully developed real estate. Summit Park will add approximately 88 acres to the tracts that are now available for industrial development. Miller Valentine has proposed dividing the tract into 15 lots with an average of 3-5 acres per lot. One concept shows Innovation Blvd extended south to accommodate the development. Miller Valentine Group has met with ERI, a local civil engineering firm and has formulated a design concept addressing the storm water retention issue. Mr. Hill asked if drainage flows to the stream. Mr. Meeks answered that there are actually two streams that will drain the water in the retention basin at a rate that would not exceed the water flow. Mr. Simler asked why the tract immediately to the west was not included in the acquisition. Mr. Meeks commented that the tract is a designated wetland area that sheds from the north along the property line between the two parcels; it is extremely wet. It is owned, by a 98-year old man and his daughter. They don't know if they want to sell it. It has sentimental value to them and they feel it is worth a lot of money – they have no motivation to do anything with the property. It would be extremely cost prohibitive to develop it today for industrial use. Mr. Hill asked if additional expense would be incurred because we might have to buy that property later. Mr. Meeks noted that the wetland area would cost a lot of money to mediate and relocate. Miller Valentine has chosen to add a secondary court (cul de sac) that would potentially add some smaller lots to mitigate the costs of not relocating the retention area. It is cost prohibitive to bridge the creek on the immediate property in question because the area is very low. Mr. Hill asked again about the cost of buying the land and Mr. Meeks said Miller Valentine is talking with the landowner about optioning the property, the sellers are not motivated. Mr. Simler noted that he was also concerned that the Redevelopment Commission might have to buy it in the future to control flooding. He suggested it might be acquired and left as a wetland. Mr. Meeks noted that to receive final approval of the plat the surveyor must review the handling of all stormwater runoff from the industrial park and the water that sheds to it. Mr. Meeks stated that all stormwater runoff from the project will go to the industrial park's detention area and not enter the stream on the other property. He also suggested that the soil and water management of this property would be better than it is now and the detention area will be handling shed water from offsite. The end result would be a net gain instead of what is happening downstream presently. Mr. Stafford noted that there have been discussions by the City regarding regional retention north of I69 and south of Washington Center in the Spy Run basin and that is one of the parcels that has been considered. Mr. Hill suggested that comparables established now would be less than after the development of the industrial park. Mr. Fletcher noted that the appraisal value of the new lots in the industrial park was set at \$17,800 per acre. Mr. Lindsay noted that the project has come together because of the private/public partnership with Miller Valentine and the City of Fort Wayne. Mr. Fletcher explained that staff has been working on this project for approximately 3 years. Problems have occurred because the developers have not been able to obtain legal control of the property; Miller Valentine was able to negotiate an option for the property and has been working with the Redevelopment Commission staff for the past year. Financing has been accomplished through several partnerships. The project will cost about \$3.7 million. The Redevelopment Commission has approximately \$1 million in tax increment that could be used for this project. There will be a contribution from CEDIT funds and Redevelopment Commission TIF in an amount between \$1 million and \$1.3 million. The private sector contribution will be several hundred thousand dollars including potential grants from several foundations and banks. The Redevelopment Commission could contribute between \$1.7 and \$2.0 million for a loan or bond. Staff is working

with the owner about how the 113-116 acres will be purchased and how much money we will need up front for the acquisition and the infrastructure. The total would be approximately \$3.7 million. All monies would come to the Redevelopment Commission and the Commission would enter into contractual obligations to borrow the money to do the construction and to hire a real estate marketing/sales entity. The option to buy the Miller Farm is set for 6.5 years. The contract is set up on a 1/3 – 1/3 – 1/3 payment basis over three years. The sale of real estate and collection of Tax Increment would be the basis for securing the \$1.7 to \$2.0 million needed. As development happens on the new parcels, those funds should generate Tax Increment revenue. Mr. Fletcher suggested that there would probably be Tax Abatements requested and some will be granted. Staff anticipates that as sales occur and tax increment is generated those funds will be used to pay back the loan or the bondholder debt. Mr. Fletcher anticipates a very short-term loan because the real estate should sell within 5 to 6 years. Miller Valentine has been doing some engineering work and some surveys – they would be part of the development team. There will be an agreement concerning the involvement of the two parties. There will be contracts for construction engineering (some preliminary design has already been completed), publicly-bid construction, and some other needs that will be addressed. Staff proposes that the net revenue, after the debts are paid down, be used as a revolving fund for other projects.. The Redevelopment Commission is addressing the problem of the holding costs connected with doing infrastructure improvements, as expressed by members of the Chamber of Commerce and the industrial realtors. If these developments are put in place, it would place Fort Wayne in a better position in the market itself for locations of new businesses and expansions of existing businesses. Staff has been assured that there is demand for these types of developments. Mr. Hill asked that the Board of Works take another look at the flood control issues in that area to make sure that additional costs to the Redevelopment Commission will not be incurred at a later date. Mr. Lindsay noted a letter from the Chamber of Commerce indicating their support of this development. Mr. Fletcher stated that to use Tax Increment all conditions must be met using the specifications of an Urban Renewal Area and staff must prove underutilization. Mr. Stafford noted that this project represents a unique opportunity for the Redevelopment Commission and the City to use increased, dedicated CEDIT revenues to do public/private partnerships. He also stated that the Redevelopment Commission can do much more in this allocation area because for the last six (6) years the City has captured TIF funds that must be used in the adjacent area. Mr. Hill asked about the location of utilities and Mr. Fletcher and Mr. Meeks noted the locations. Mr. Simler made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Project Updates

Grand Wayne Center – Mr. Fletcher stated that most of the appraisals should be completed in May. All the landowners are cooperating. The appraisers are collecting outside data now and have gotten most of the information needed from two of the fast food entities. Bids are being taken for an immovable fixture appraiser – these appraisals should be completed about the same time as the real estate appraisals.

Falstaff – We are still waiting for an agreement with the parent company. They have agreed on the \$125,000 purchase price. We need to produce an “as is-where as” agreement. As soon as they sign that agreement, we can begin the closing process.

Victoria Acres – We have some interest. We will report back on the progress of this residential development

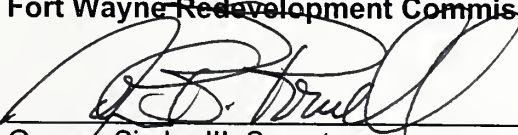
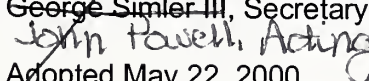
Bowser – When the dirt mounds are moved and the analyses done, we will investigate what needs to be done to bring these parcels to residential standards. Mr. Leatherman noted that Quiet Title was received through the Court process and Three Rivers Title has the documents needed to acquire Title Insurance. We will be transferring the real estate to the Greater Progressive Housing CDC very soon.

Summit Park – Mr. Meeks noted that they expect to begin moving dirt in June if all processes move along at the anticipated pace.

Adjournment

Motion to adjourn by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously. Meeting adjourned at 5:50 p.m.

Fort Wayne Redevelopment Commission


George Simler III, Secretary

Adopted May 22, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
Public Hearing
May 22, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 126

CALL TO ORDER: Mr. Hill called the meeting to order at 4:37 p.m.

ROLL CALL: R. Steven Hill
John Powell
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Brian Meeks, Miller Valentine Group
Dave Arnold, Miller Valentine Group

Jim Lindsay began the meeting by explaining the history of Amendment I noting that on 17 May 2000 the Redevelopment Commission adopted the Declaratory Resolution establishing Amendment I to the Summit Park Urban Renewal Area plan. The data contained in the plan was submitted to the City Plan Commission on 24 April 2000, which found that the plan is in general conformity with the development plan for the City of Fort Wayne. The Common Council of the City of Fort Wayne on 9 May 2000 approved the Approving Order of the Fort Wayne Plan Commission and the Declaratory Resolution adopted by the Redevelopment Commission. Following Common Council approval, Redevelopment Commission staff notified agencies concerned with planning and zoning and the affected taxing units. There have been no inquiries from these entities. During the public hearing, Mr. Lindsay submitted the redevelopment plan, the impact statement and legal notice for inclusion in the public hearing records. He further described the plan and the project and read the Findings of Fact.

Mr. Hill called for those speaking for the passage of the Amendment.

**THOSE SPEAKING FOR THE PASSAGE OF AMENDMENT I TO THE SUMMIT
INDUSTRIAL PARK URBAN RENEWAL AREA**

Brian Meeks, representing Miller Valentine of Fort Wayne, noted that Miller Valentine has been trying to develop land on the north side of the City for approximately 3 years. It has not been economically feasible for Miller Valentine to buy the land, put in the infrastructure and plat and sell the land. Miller Valentine approached the Redevelopment Commission to discuss jointly developing the Miller Farm as part of Summit Industrial Park. This park will contain parcels that are targeted towards users that need medium sized parcels of developed land. Discussions have been ongoing for several months with the City of Fort Wayne and with the passage of Amendment I, development could begin soon.

Dave Arnold with Miller Valentine noted that when he was at the Chamber of Commerce during 1991-1994, one of the key initiatives was trying to assemble a well-developed, well-planned business/industrial park to try to make Fort Wayne competitive in the marketplace. Many projects have been near misses because the City of Fort Wayne and Allen County are not prepared with fully developed sites. This is an opportunity to take a piece of awkward property and develop it for a higher and better use.

Mr. Hill called for comments from others speaking for the Amendment. No one else responded

Mr. Hill then called for comments from those speaking against the Amendment. No one responded after three calls.

Adjournment

Motion to adjourn by Mr. Powell; seconded by Mr. Sullivan. Motion carried unanimously. Meeting adjourned at 4:55 p.m.

Fort Wayne Redevelopment Commission



Steven McElhiney, Secretary Pro tem

Adopted June 19, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
May 22, 2000**

TIME: 4:55 p.m., immediately following the Public Hearing

PLACE: City County Building – Room 126

CALL TO ORDER: Mr. Hill called the meeting to order at 4:55 p.m.

ROLL CALL: R. Steven Hill
John Powell
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley, Department of Economic Development
Cheryl Heller, Cheryl Thomas Properties
Tim Claxton, Steininger Development
Jim Federoff, representing R.E.D. Apple Development

APPROVAL OF CLAIMS: Motion made to approve by Mr. Powell; seconded by Mr. Sullivan. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve by Mr. Sullivan; seconded by Mr. Powell. Motion carried unanimously

NEW BUSINESS

Resolution 2000-22

Confirmatory Resolution for Amendment I to the Summit Industrial Park Urban Renewal Area.

Mr. Fletcher noted that approving this resolution would confirm all that has been done so far. By reference, the Findings of Fact are part of the Confirmatory Resolution. Mr. Hill asked for questions from the Commissioners; there were none. Mr. Hill asked for a timetable on this project and Mr. Fletcher responded that if financing comes together, the development process could begin the latter part of July. The project probably will take about six months to complete. There are several hundred thousand dollars of foundation, bank and trust money pledged to this project; tax increment will be used for financing as well as a bank loan – the Redevelopment Commission will work with all banks regarding the loan. Under the agreement between Miller Valentine and the Redevelopment Commission, Miller Valentine would assign a purchase agreement and contract for architectural engineering and landscaping. Afterwards staff would put together the rest of the financing. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-23

Allowing the Designation of Property as an Economic Revitalization Area for Cheryl Thomas (Heller) Properties in the Centennial Industrial Park Urban Renewal Area

Mr. Fletcher noted the presence of Elissa McGauley of the Department of Economic Development. Ms. McGauley explained the location of the proposed expansion. The company will be constructing a warehouse. There will be one new job, a 10,000 square foot building and \$350,000 of investment. Ms. Heller stated that the company would be moving from a leased building into this new building. Mr. Fletcher noted that there are no bonds in this area so granting this abatement would not jeopardize any project plans in the immediate future. Mr. Powell asked about the use of the abated funds and the means of verifying that the funds are used for stated purposes. Mr. Powell stated that he was not questioning the grounds of this Resolution, but is interested in general on the processes. Ms. McGauley explained that there is no standard in place to verify that the funds are being used for the stated purposes. The Department does track the retention and creation of jobs – the company does have to file a certification about how well they are doing concerning the job creation and retention. Those certifications then are reported to City Council. There has never been an abatement pulled, but there is provision for that if the company is found to be falsifying an application or report. Mr.

Powell noted that he is concerned with the verification of the use of the abated taxes and that some assurance should be made to the taxpayers in the community that each tax abatement was a good decision by this Commission and City Council. He suggested more verification be done with the use of these abated funds. Ms. McGauley noted that most of the companies that ask for tax abatements continue to grow and many ask for further abatements. The discussion continued and Mr. Powell stated that he would like to see some accountability concerning these abatements to show the community that these abatements make good sense and provide economic benefits to the community. Mr. Hill noted that on this abatement there would be improvements made to an unimproved lot and a company moving from a lease situation to an ownership situation. Mr. Powell stated again that he is not being critical of the pending application but that tax abatements in general need to be quantified and the Redevelopment Commission needs to be in a position to defend its decisions. Mr. Fletcher suggested that these concerns be discussed at the City Council meeting designated to discuss tax abatements. Ms. McGauley noted that there is pending State legislation concerning tax abatements and noted that State laws will change 1 July 2000 to allow 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 year abatements instead of the present incremental abatements. Mr. Sullivan made a motion to approve; seconded by Mr. Powell. Motion carried unanimously without further discussion.

Resolution 2000-24

Allowing the Designation of Property as an Economic Revitalization Area for Centennial Industrial Partner in the Centennial Industrial Park Urban Renewal Area.

Mr. Tim Claxton of Steininger Development was present representing their client, Stonhard. Stonhard is a distributor of heavy-duty paint, industrial flooring materials and chemically resistant tank linings. Steininger will be building a warehouse/storage building in Centennial Industrial Park. Mr. Lindsay located the proposed facility on a map. Mr. Claxton noted the parent company, Stoncore, has a local presence on Dividend Drive in Fort Wayne. This will be a new warehouse facility that will store not only the products produced in Fort Wayne, but also products from their other facilities. Some of the products are classified as hazardous materials and this building will have specific guidelines set up for the storage of those products. The new building would be a 29,250 square foot building including a shipping office. The new facility will have 5 new employees. The average annual salaries are anticipated to be \$23,000 plus a benefit package. Mr. Fletcher asked about the splitting of the lot. Mr. Lindsay noted that Steininger Development might be building another facility on the same lot, but not legally conveying the ownership. Mr. Hill questioned the storage of hazardous materials because the area drains into a creek. Ms. McGauley noted that the company must define stored materials for commercial routing permits. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-25

Awarding a Contract to Harry S. Cutmore & Associates for Immovable Fixture Appraisals.

Mr. Fletcher noted that Cutmore & Associates would be doing appraisals for fixtures that cannot be removed in the properties proposed to be acquired for the Grand Wayne Center expansion. A bid request was sent to three organizations and Cutmore was the lowest and best bidder. The appraiser will try to get into the buildings and do all the inspections in the next two weeks. Mr. Sullivan made a motion to approve; seconded by Mr. Powell. Motion carried unanimously without further discussion.

Resolution 2000-26

Approving an Expenditure for Professional Services.

Mr. Fletcher noted that Mayor Richard appointed a team to look at Southtown Mall regarding redevelopment and reuse. The Mayor requested a survey of the property; Mr. Fletcher felt that it was appropriate that the Redevelopment Commission contribute because of our involvement on the Committee. Hofer and Davis previously has done some surveying on site; if there is a buyer for the property we need to have a current legal description. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-27

Approving an Agreement to Purchase Real Estate in the Grant Avenue Redevelopment Area.

Mr. Fletcher stated that there has been a formal agreement to purchase the former Falstaff Brewery and property for \$125,000. The agreement will be sent to Falstaff. There may be some minor changes when Falstaff reads it, but they should not be significant since we are buying the property "as-is, where-is". Mr. Wernet noted that the agreement is standard. The Redevelopment Commission procured a title insurance policy; there is a provision that Falstaff provide a survey. Mr. Fletcher noted that there are at least four different entities that are interested in purchasing the property. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-28

Approving an Agreement with R.E.D. Apple Management, LLC

Mr. Fletcher stated that this agreement was to approve the oversizing of the drainage pipes and paying 20% of the cost for two signals at the development. Mr. Federoff stated that the developer has requested that the reimbursement payments made by the Redevelopment Commission to the developer be for 100% of the first increment that is directly available and attributable to the project. Mr. Fletcher noted that there will be no assessment until March 2001, then there will be no income until May 2002 when increment will be generated. Staff position is that we would like the project to pay TIF reimbursements. R.E.D. Apple Management are asking that if there is enough tax increment the first year that it be paid up front. Staff recommends approval. Mr. Federoff state that the project hopes to be open for business in May of 2001, so by March 1 it will be largely constructed and tax increment should be available to pay the reimbursement debt. Mr. Fletcher noted that reimbursement must be requested a year before it is given. Mr. Powell asked if the current agreement has the understanding that if the money is available in the TIF, the Commission will request that amount. The answer is no. Mr. Wernet stated that the agreement in Section 3 states that each payment is for 1/6 of the total amount of the reimbursement. The amended agreement would read, "The amount of each payment shall equal 100% of the tax increment from the Jefferson Pointe Shopping Center Development up to the amount required to be reimbursed." It would be appropriate at the June meeting 2001 for the developer to request reimbursement. Mr. Powell made a motion to approve; seconded by Mr. Sullivan. Motion carried unanimously subject to amendments to Section 3 on the record of this meeting.

Other Business

No other business was discussed.

Project Updates

Phoenix Place – Mr. Leatherman noted the second home at Phoenix Place should be started in the next two months. The new home will be directly south of the model home and according the Project Renew they are very close to identifying a third buyer/builder for a new home. The expected completion date on the model home is in approximately two weeks.

Bowser Site – SES and staff went over the final revisions sent out Friday to the EPA in which staff asked for an amendment to the sampling protocol for the rest of the site, Parcel A & B. We need additional tests so we are sure what is contained there. The first round of substantial testing is not complete; the second phase should give all the information we need to know about what can be built on that property and what needs to be done to do something safely, i.e. residential. Those revisions should be approved in approximately 2 weeks; we should know by the middle of July what is there. The rain is complicating the removal of the soil piles from Parcel B. When soil removal and sampling is complete, we can remove the fence from Parcel B.

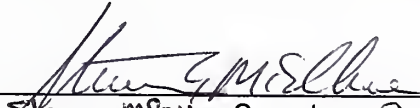
Summit Park II – Mr. Fletcher stated that staff could have all the documentation (Miller Valentine agreements) out in the next 2 weeks. Mr. Fletcher is working with National City Bank as the entity that puts the financing in place, but we will offer the other banks a chance at participation. The loan will be between \$1.5 and \$2.0 million for approximately 5 years. We will do the infrastructure first. The Fort Wayne Foundation has verified their contribution of \$50,000. We have another 4 or 5 foundations and banks that will contribute approximately \$600,000. AEP and, potentially NIPSCO, will donate some in-kind services.

Grand Wayne Center – There is a meeting on Friday with the financial consultants, bond counsel, Mayor, Controller, John Stafford and Ron Fletcher to hammer out where the money will come from.

Adjournment

Motion to adjourn by Mr. Sullivan; seconded by Mr. Powell. Motion carried unanimously. Meeting adjourned at 5:55 p.m.

Fort Wayne Redevelopment Commission



Steven McElhine Secretary Pro tem

Adopted June 19, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
June 19, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order at 4:37 p.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
LaRue Goss
John Sullivan

STAFF PRESENT: G. Loren Kravig, Redevelopment Specialist
James C. Lindsay, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley, City of Fort Wayne Economic
Development Department
Gary Menze, MTI
Rob Fieldhouse, MTI
Brian Meeks, Miller Valentine Group

APPROVAL OF CLAIMS: No claims were submitted

APPROVAL OF MINUTES: Motion made to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously

NEW BUSINESS

SECRETARY PRO-TEMPORE

The first order of new business was the election of a Secretary ProTempore since the completion of George Simler's service and his office as Secretary. John Sullivan nominated Steve McElhoe as the Secretary ProTempore; seconded by LaRue Goss. Motion carried with abstention from Mr. McElhoe.

Resolution 2000-30

Allowing the Designation of Property as an Economic Revitalization Area for MTI Insulated Products, Inc. in the Baer Field Economic Development Area

Mr. Kravig introduced the representatives for MTI Insulated Products, Inc. Ms. McGauley explained the abatement request was for personal property only. There will be \$1.8 million invested over the next 3 years for new equipment. She also explained that the company has recently acquired the former ATI/McMillen Building (States Engineering) on Ardmore and will be improving that building and their existing facility. In answer to Mr. McElhoe's question concerning new job creation, Mr. Fieldhouse noted that approximately 200 jobs will be created and the company has added approximately 70 jobs during the last 3 months. Mr. Kravig noted that the abatement was for personal property only and, with the tax abatement policy in place, this abatement would have no impact on the allocation area in terms of existing financial obligations. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-31

Approving SES Environmental, Inc. to Perform Additional Environmental Services at the Bowser Site.

Mr. Leatherman noted that in late 1998 the Redevelopment Commission entertained proposals for a brownfield consultant for a 12-month period. SES Environmental was retained until December 1999. SES prepared the site specific sampling protocol and quality assurance plan that EPA requires. If the Redevelopment Commission changed consultants at this time, a substantial amount of money would have to be spent for duplicated work. Staff has been very pleased with SES's work. They have performed as required and have been working in accordance with a unit rate schedule for the past several months. Staff has asked SES to extend those unit prices over the next phase of work. This is not an open-end situation, but they

will be utilized through the second round of testing on the Bowser site. SES's field sampling and reports will be billed at the same unit rates. The first round of sampling provided 14 sampling locations on Parcels A & B. The second round of sampling has been completed and samples are at the EPA lab. Results should be complete from Parcels A & B by the end of June. SES did more sampling on Parcel A because some constituents were found and staff wanted to know the extent of what was there. Reuse has not yet been decided on Parcel A. The testing on Parcel B, which is 7 ½ acres, satisfied EPA but not IDEM, especially for residential development. There were no elevated levels of contaminants detected on B. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-32

Approving Sign Printing Services for Phoenix Place

Mr. Leatherman stated that a press conference and groundbreaking ceremony was held at Phoenix Place for a second home. A sign was erected at the site that advertised Greater Progressive Housing CDC, City of Fort Wayne, Redevelopment Commission, National City Bank, EPA, and Project Renew as the major participants in the development of Phoenix Place. The sign was not acceptable – staff is working with people in the Planning Department to have the sign maker make changes at no additional charge. Motion to approve by Ms. Goss; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-33

Approving Contracts with Misner & Associates, Inc. and Verne V. Mitchell

Mr. Lindsay explained that an RFP for appraisal services for real estate and structures in Amendment I to the Summit Industrial Park Urban Renewal Area garnered two affirmative responses and one declination to three solicitations. Mr. Lindsay explained the Amendment and its boundaries. The appraisals will determine the fair market value of the tract that will be developed into Summit Park II. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-34

Approving a Contract Assignment and Contract for Services and Other Related Consulting Services

Mr. Lindsay noted that four professional service contracts entered into and negotiated by Miller Valentine will be assigned to the Redevelopment Commission. At least 6 to 8 months would be added to the lead-time if the Redevelopment Commission had contracted for this work at this time. Mr. Lindsay stated that the majority of the professional services have been completed. In answer to Mr. Hill's question, Mr. Wernet stated that the assignment letter from Miller Valentine was satisfactory and the contracts are assignable. Staff, under advisement of counsel, has agreed to accept the assignment. Mr. Lindsay stated that Engineering Resources Inc.'s contract is approximately three-fourths completed and they have overseen the production of construction drawings. Earth Source and Landscape Group are about one-half completed. Brian Meeks stated that the Soil Testing has completed their geotechnical work, but not yet billed. Mr. Kravig stated that the borings were not environmental. Bids will be received for construction of Summit Park II on June 26. The soil is clean. The cost should be approximately \$1.3 million for the construction phase. Mr. Meeks stated that costs might vary on the high side because the labor estimate did not take into account prevailing wages and there was an additional Cul de Sac added to the west of Innovation Boulevard. Motion to approve by Mr. McElhoe; seconded by Ms. Goss. Motion carried unanimously without further discussion.

Resolution 2000-35

Approving a Professional Service Agreement with Miller Valentine of Fort Wayne, Ltd.

Mr. Lindsay stated that a service agreement has been negotiated with Miller Valentine regarding assignment of the developer's rights to the real estate. This allows the Redevelopment Commission to acquire the real estate and to facilitate the development of the property. In accordance with standard practices, the agreement reimburses the developer for certain engineering, testing and related costs necessary to bid the project. It also compensates Miller Valentine for a developer's fee for services to be rendered during construction and assistance in setting up owners' association documents. Mr. Wernet explained that preliminary negotiations established a purchase price takedown of 1/3-1/3-1/3 over 6 ½ years. There are also negotiations that would allow the Redevelopment Commission to take title to the entire acreage now and to pay 60% of the total developer's fee, then pay 20% the next year and 20% the second year. That is preferential so the City of Fort Wayne can do the infrastructure improvements on the entire park at the beginning. The resolution is dependent upon the appraisals being satisfactory to the Commission and putting the final financing in place. Mr. Fletcher and Mr. Wernet have met with National City Bank, who should be able to get a

commitment letter to us by the end of the month. We should have sufficient monies from Foundations and TIF on hand to meet the project costs. Mr. Meeks stated that repayment to National City would be made from TIF and CEDIT revenues so all real estate sales monies can be reused to do additional redevelopment projects. There will be no bond issue. Mr. Wenet stated that the Redevelopment Commission should get tax-exempt rates on the loan but no go through the formalities of a bond issue. Mr. McElhoe asked if there would be a speculative building on the site and Mr. Meeks stated that Miller Valentine is assessing the value of doing that. Motion to approve by Mr. McElhoe; Seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Project Updates

Phoenix Place – For Ms. LaRue benefit, Mr. Leatherman denoted the boundaries of the Bowser site and surrounding area and gave a history of the work done by the Redevelopment Commission. He noted that future development on Parcel A will depend upon additional sampling and the demand brought about by development of the other parcels. Greater Progressive Housing CDC will assume the responsibility of redeveloping this site. They have built a model home that will be used for that purpose for 1½ years. After that time an already identified purchaser will buy the house. A groundbreaking for the first privately owned and financed home was last week. According to Project Renew, which is assisting the GPHCDC, lots 5 and 6 have been claimed by individuals who wish to build homes in the \$90,000 to \$125,000 price range. Mr. Leatherman expects that by August construction of homes will have begun on all four corner lots.

Grand Wayne Center – Mr. Kravig stated that, per contract, real estate appraisals are due the first part of July. The immovable fixture appraiser was in town last week and indicated that he would have a report to staff soon. The environmental Phase I work is continuing by SES. All of the properties, except for Belmont Beverages because of the litigation, including the Gaskins Building, have been visited by SES. The Gaskins Building has only a small amount of asbestos. There is no indication of existing contamination in the area but we must be mindful of historical issues relating to previous uses of the land. Both the Library and Grand Wayne Center are working with their architects to develop concepts and plans. MSKTD is the architect for both developments. HTNB of Indianapolis is looking at the Harrison Street closure again. Mr. Hill stated that a cantilever over Harrison Street would be more appropriate. There was a data presentation meeting last week attended by Mr. Fletcher. Mr. Wernet stated that Druley and Christoff have about 10 more days to file their briefs regarding the litigation. There could be several months before it is resolved.

Falstaff – Mr. Lindsay noted that staff has received the signed purchase agreement from the owners. The next step is arranging the closing and accepting the conveyance of the real estate. The agreed price was \$125,000 on as-is, where-is condition. Mr. Wernet stated that the property appraised at \$263,000 not including the environmental issues and remediation that may need to be done. There is almost \$100,000 in back real estate taxes and penalties that Falstaff is liable for.

Bas Relief Sponsorship – Mr. Hill noted a letter from the Courthouse Preservation Trust stating that they want to put plaques on the panels surrounding the Courthouse Green. Mr. Lindsay explained the history of bas-relief panels. He stated that they want to adhere a modest inscription in the form of a plaque, which will recognize a donation, to help defray costs of the preservation effort that is ongoing in the Courthouse. The property was conveyed to the Board of Park Commissioners and they would probably want a recommendation from the Redevelopment Commission to consider the request. None of the Commissioners had objections to the proposal.

Grand Wayne Center Design Committee – There needs to be another appointment to this committee in George Simler's stead. Mr. Hill stated that a design should include some aesthetics, unlike the brick wall on Washington Street and an interrelationship with the Library expansion. The appointment was postponed until the July meeting.

Other Business

Resolution 2000-29

Approving the Collection of Tax Increment for Property Taxes on Real Estate Located within the Civic Center, Illionis-Getz Road, Summit Industrial Park, Centennial Industrial Park, Jefferson/Illinois Road and Baer Field Urban Renewal Areas

Mr. Lindsay noted that annually the Redevelopment Commission notifies the Auditor of the Tax Increment that will be needed in the tax year 2000, payable 2001 for debt related service and

debt obligations. There are bond issues in place and debt obligations for the Summit Park II project. The Jefferson/Illinois project will be on line next year for tax increment as well as tax increment monies from Centennial Park that will fund the Redevelopment Commission's share of the City's flood remediation and drainage issues. Motion to approve by Mr. McElhoe; seconded by Ms. Goss. Motion carried unanimously without further discussion.

Bid Opening – Mr. Lindsay stated that a Redevelopment Commissioner needs to be in attendance at a meeting on June 26 at 4:30 p.m. for formal receipt and opening of bids for construction of Summit Park II. Mr. McElhoe volunteered to be in attendance. Ms. Goss would like to attend to observe the process.

Adjournment

Motion to adjourn by Mr. Sullivan; seconded by Ms. Goss. Motion carried unanimously. Meeting adjourned at 5:50 p.m.

Fort Wayne Redevelopment Commission


Steven McElhoe Secretary Pro Tempore

Adopted July 28, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
June 26, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:30 p.m.

ROLL CALL: Steven E. McElhoe

STAFF PRESENT: Ron Fletcher, Executive Director
G. Loren Kravig, Redevelopment Specialist
James C. Lindsay, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Brian Meeks, Miller Valentine Group
Kurt Heidenreich, Engineering Resources, Inc.
Several Contractors

NEW BUSINESS

Opening Bids for Site Preparation and Construction of Summit Park II, a Class A Business/Industrial Park according to the Plans and Specifications prepared by Engineering Resources, Inc.

Bids were received from the following contractors:

<u>Contractor</u>	<u>Bid Amount</u>
Fleming Construction	\$1,725,757.02
Brooks Construction	1,746,437.05
Kreager Brothers	1,779,576.00
Wayne Asphalt	1,788,638.90
All Star Construction	1,808,222.93
Geiger Excavating	1,825,880.76

The bids were taken under advisement for review by ERI and staff.

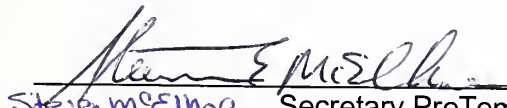
OTHER BUSINESS

There was no other business

ADJOURNMENT

Mr. McElhoe adjourned the meeting at 4:37 p.m.

Fort Wayne Redevelopment Commission


Steven E. McElhoe, Secretary ProTempore

Adopted July 28, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
July 28, 2000**

TIME: 9:30 a.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. Hill called the meeting to order at 9:37 a.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley & Fred Hollister, City of Fort Wayne
Economic Development Department
Brian Meeks, Miller Valentine
Brad Stanfield, National City Bank
John Stafford, Economic Development Alliance

APPROVAL OF CLAIMS: Motion to approve May & June 2000 claims by Mr. McElhoe;
seconded by Mr. Sullivan. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve June 19 & 26 2000 by Mr.
McElhoe; seconded by Mr. Sullivan. Motion carried
unanimously

NEW BUSINESS

SECRETARY PRO-TEMPORE

Mr. McElhoe will continue as Secretary ProTempore until Mayor Richard appoints the new member of the Redevelopment Commission and elections are held.

Resolution 2000-36

Approving the Designation of an Economic Revitalization Area for Northlight Development Company LLC in the Centennial Industrial Park Urban Renewal Area.

Ms. McGauley noted the location of the proposed abatement area. Stan Phillips is proposing a 16,500 square foot speculative building. The cost of the project is \$660,000. When a tenant is found for this facility it could employ 8 to 10 people. The property is zoned IN-1 (Limited Industrial) which provides for office and warehouse uses. Mr. Fletcher stated that there are no bond issues in Centennial Park, therefore the abatement would not jeopardize any other projects. Redevelopment Commission staff recommends approval of this 10-year tax abatement. Mr. Hill asked if there might be an abatement application for real property and Ms. McGauley noted that there might be some light manufacturing or research & development on the property, but the original resolution could be amended for that purpose. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-37

Approving Change Order #2 to the Contract with Martin Service Systems, Inc. for Bowser Site Preparation and Demolition.

Mr. Fletcher stated that in the original demolition contract no provision was made for removal of the fence, filling and finish grading. The work has been completed and as soon as the grass begins to grow, mowing will begin. The resolution ratifies the change order since the work has been completed. The area looks good and the two new houses look onto a clean area. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion

Resolution 2000-38

Approving a Loan from National City Bank and Loan Documents (Mortgage, Note, Loan/Development Agreement, Assignment of Rent and Lease, Security Agreement (TIF) and Mortgage Affidavit).

Mr. Wernet noted that loan documents were received late on July 27 and are fairly standard in form. They do need to be tweaked so they will be in final form. Mr. Fletcher stated that the loan amount \$1,752,500. The sources of funding include the private sector donations, TIF revenues, and some CEDIT monies. Funding is very tight so staff will be conferring with bank to see if there is a possibility of raising that limit. Mr. Stanfield noted that National City Bank understands that the documents are not in final form. Mr. Wernet noted that the second real estate mortgage would be going back to the Miller family, which gives the Redevelopment Commission some leeway regarding dollar amounts. Some of the utilities are donating direct and indirect in-kind services, but those figures are not part of the construction costs delineated in these documents. The designs that are being used now are the minimum requirements for a completed industrial park. There might be some things that the Street Department can do to Washington Center Road regarding ingress and egress traffic lanes. Plans are for Washington Center to have three traffic lanes, including a middle turn-off. Mr. Fletcher distributed an internal document regarding sources and uses of funds, and noted the project will cost approximately \$4 million. That amount includes acquisition, demolition, construction, and infrastructure development. There is 6% in the contingency fund. Mr. Wernet noted that the "not to exceed" loan figure should be narrowed. A consensus was that the loan amount should state "not to exceed \$2.0 million". Motion to approve, subject to final review and minor modifications by the Executive Director and Counsel and change in the loan amount from a maximum of \$2.9 million to \$2.0 million, by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-39

Approving an Acquisition Value for Real Estate in the Summit Industrial Park Urban Renewal Area

Mr. Fletcher stated that under Indiana Code there must be two appraisals of property to be acquired. The average of the two appraisals for the Miller Farm is \$1,767,500 million. The acquisition price is approximately \$1,945,672. The private sector fund is willing contribute to the difference between the acquisition price and the appraised value. There should be approximately \$600,000+ in private sector donations for the entire project. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-40

Approving the Award of a Contract for the Construction of Summit Park II to Brooks Construction Company, Inc.

Mr. Fletcher noted that the contract is subject to the acquisition of and closing on the real estate. Mr. Lindsay stated that there were six bidders for the project. After staff and engineering review, Brooks was the lowest and best bidder. Brooks' bid included a defect, non-inclusion of subcontractor list and a time & material list for equipment. Brooks provided that information and it was reviewed by the consultant. The "Notice to Contractors" included language stating "the Commission may waive any defect in any bid" and it is staff's recommendation that this defect be waived since the contractor has provided the information. Mr. Fletcher noted that Fleming Construction made some calculation errors and after review they became the second low bid. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-41

Approving a Professional Services Agreement with Hofer & Davis

Mr. Fletcher stated that a survey was necessary to close on the Falstaff property. The survey cost, with the approval of the Falstaff Company in California, will be allocated to the closing costs paid by Falstaff. Motion to approve by Mr. Sullivan; Seconded by Mr. McElhoe. Motion carried unanimously without further discussion

Resolution 2000-42

Approving a Funding Agreement for the Construction of Summit Park II

Mr. Fletcher noted that after the private funding is received, any profits from the sale real estate after obligations have been paid, will be returned to the donors at a ratio of the money the donors contributed to the money the Redevelopment Commission put in. Once all obligations are paid, the donors can recoup some costs. The money that the Redevelopment Commission receives from the sale of real estate will be put into the Allen County/Fort Wayne Economic Development Alliance to be used for other future projects. Mr. Stafford, a Board Member of the Economic Development Alliance, noted that if there is money available after all obligations are paid, the Alliance will consider constructing another industrial park. The Alliance has signed the

Agreement and staff will obtain the signatures of the donors. Motion to approve by Mr. McElhoe; Seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-43

Approving an Exclusive Right to Sell Contract for Summit Park II

Mr. Fletcher stated the agreement with Miller Valentine of Fort Wayne, Ltd. contemplated that there would be an exclusive listing agreement. This resolution consummates that agreement. Miller Valentine will do the marketing and selling of the real estate. They would receive the normal 6% commission on the sale of real estate. If there were a co-broker involved, Miller Valentine would receive an additional 1%. The price of the real estate will be marketed at \$1.20 per square foot. If the market dictates, the Redevelopment Commission has the ability to change the price. The Redevelopment Commission would also be able to negotiate 75% of the asking price at prevailing market value. Staff anticipates having the park completely sold and in the private sector within 5 years. The market would dictate lot price. Motion to approve, subject to closing, by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

OTHER BUSINESS

There was no other business

ADJOURNMENT

Motion to adjourn by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously. Meeting adjourned at 10:15 p.m.

Fort Wayne Redevelopment Commission



Steven E. McElhoe, Secretary ProTempore

Adopted August 18, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
September 18, 2000**

TIME: 5:00 p.m., immediately following Executive Session

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order at 5:00 p.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley City of Fort Wayne Economic
Development Department
Ted Kucinsky, Catalyst LLC
Richard Gripp, Catalyst LLC
Larry Shine, representing Genova Products

APPROVAL OF CLAIMS: Motion to approve July 2000 claims by Mr. McElhoe;
seconded by Mr. Sullivan. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve July 28, 2000 minutes by Mr.
McElhoe; seconded by Mr. Sullivan. Motion carried
unanimously

NEW BUSINESS

Resolution 2000-44

Allowing the Designation of Property as an Economic Revitalization Area for Catalyst Management, LLC in the Civic Center Urban Renewal Area.

Mr. Kucinsky, Principal, explained that his business is a three-year old marketing design firm and will be occupying space in the Schmitz Block of Midtowne Crossing. The plans call for renovating approximately 5,000 square feet (formerly three restaurants) into contemporary office space. Total cost of project improvements is approximately \$200,000. They will be adding 3 new employees during the next year. The exterior awnings will remain; all signage would be interior except some frosted glass – but no neon. Mr. Fletcher stated that allowing this tax abatement would not interfere with any bond issue at this time. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-45

Allowing the Designation of Property as an Economic Revitalization Area for Genova Products, Inc. in the Baer Field Economic Development Area.

Larry Shine, representing Genova Products, Inc., a distributor of end-of-line building materials, such as gutters and downspouts. The company plans to add a 31,500 square foot, free-standing building next to their current facility, which they have occupied on Airport Drive since 1980.. The project will cost approximately \$700,000 and add 4 employees in the distribution area. The company is located near the expansion area of Phd and compliments the expansion going on there. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-46

Amending Resolution 2000-39.

Mr. Lindsay noted that a transcribing error occurred in Resolution 2000-39 concerning the acquisition cost of real estate comprising Summit Park II. This resolution corrects that \$12,000 error. The corrected value of the real estate is \$1,957,672. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-47

Approving a Change Order to a Contract for Engineering Services with Engineering Resources, Inc. (ERI)

Mr. Lindsay noted that in June 2000 the Redevelopment Commission took assignment of several professional services contracts related to Summit Park II. The contract with ERI in the amount of \$47,591 was for production of all the construction documents, but did not include oversight of the construction, review of change orders and final walk-through. The additional amount carries the professional services contract to the end of the project. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-48

Approving Contract with the City of Fort Wayne Board of Stormwater Management and Board of Public Works.

Mr. Fletcher noted that when the Redevelopment Commission is involved in projects, the Commission has to pay all fees related to the construction. There have been several discussions regarding the billing to internal departments for these types of fees and the Redevelopment Commission has received some concessions. Mr. Lindsay explained that the three contracts include stormwater, sanitary sewer and water line and water line inspection, engineering and related services. The contract for Sanitary Sewer Inspection does not include soft costs. The Board of Stormwater Management has absorbed overhead, administration and review for its contract. Motion to approve Mr. McElhoe; seconded by Mr. Sullivan. Motion carried without further discussion.

Resolution 2000-49

Approving a Reimbursement of Expenditures to the Midtowne Crossing Owners Association.

Mr. Lindsay stated that the Midtowne Crossing Owners' Association paid for some chemicals and labor to clean rust stains caused by a contractor hired by the Redevelopment Commission to cut the tree grates. Mr. Kravig stated that the tree contractor made an attempt to remove the stains, but not to the satisfaction of the Owners Association. The Association property manager and maintenance people cleaned the sidewalks. Mr. Fletcher noted that since we were involved with the upgrading the street and the plantings, the goodwill created by paying this expense is probably worth the cost since it complements the investments that are being made to Midtowne Crossing's commercial space. There is no liability to the Redevelopment Commission. Motion to approve by John Sullivan; seconded by Steve McElhoe. Mr. McElhoe asked where our liability for these kinds of expenses ends. Mr. Fletcher answered that he had talked to Street Engineering regarding this problem and was told they would try to get it resolved. They did not act on this, so after the Owners' Association complained several times to Redevelopment Commission staff, the Executive Director told them to submit the bills and he would bring the issues before the Redevelopment Commission for consideration. The Fort Wayne Redevelopment Commission has no liability for graffiti or those kind of damages but has done some things like this for goodwill and to keep the area up to standard. Motion carried.

Resolution 2000-50

Recommending to the Fort Wayne Common Council the Adoption of an Ordinance Creating the Fort Wayne Redevelopment Authority.

Mr. Fletcher noted the handout and read the responsibilities of a Redevelopment Authority. He stated that the Authority would have to enter into some contract with agencies providing revenue sources to finance projects. Redevelopment Commission staff probably will be doing all tasks related to construction. Mr. Hill asked

if the issuance of bonds falls under the same acquisition laws as those pertaining to the Redevelopment Commission. Mr. Fletcher noted that the Redevelopment Commission, not the Redevelopment Authority, would acquire all property, whereas the Redevelopment Authority would pay for the property. Mr. Wernet stated that the Redevelopment Authority would be a conduit; the Redevelopment Commission would acquire the property in the name of the Redevelopment Authority. The Redevelopment Authority would issue the bonds, then lease the property to the Redevelopment Commission who would funnel through the revenue sources and make the payments. This mechanism will continue into perpetuity. The Mayor appoints the members of the Authority for two-year terms. There would be no remonstrance process on the bond issue with a Redevelopment Authority and bonds can be paid off with parking garage revenues. When a project is completed, there is no implication on the TIF revenue since a public project is tax-exempt. This entity is used extensively in South Bend because they are near their maximum GO Bond limits. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried without further discussion.

Resolution 2000-51

Approving a Disposition Value of Real Estate and Improvements within the Grant Avenue Redevelopment Area.

The acquisition value of the Falstaff property is \$125,000. There are prospects interested in buying the property in part and others in its whole. Mr. Fletcher will produce an RFP that will allow interested parties to bid on the property in whole or in part. Most of the prospects interested only in the manufacturing building, not the office structure. The acquisition value of the main building is \$125,000, the amount paid for the real estate. The appraisers have broken out the other two parcels and they will be offered at \$38,000 for the parking and office area and \$450.00 for the residential parcel at the southeast corner of the site. Mr. Leatherman stated that he is investigating a turn-key operation to salvage the bottles and cardboard on the site at minimal cost. The building will be sold "as-is, where-as". Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried without further discussion.

Resolution 2000-52

Approving a Memorandum of Understanding with Indiana Department of Administration (IDA), Northeast Indiana Innovation Center, Inc. (NIIC), Indiana Family and Social Services Administration (FSSA) and Indiana University/Purdue University at Fort Wayne (IPFW)

Mr. Fletcher noted that he has signed the Memorandum of Understanding. The purpose of a meeting last week with the State of Indiana was to negotiate an agreement that was not too restrictive regarding the real estate. Mr. Shine explained that the Innovation Center is a business incubator, similar to the model at Purdue on the Lafayette Campus. It will create the physical environment and financial support for entrepreneurial technology companies in early stages of development. The Innovation Center will give these start-up companies a year or two to use the facilities for their research and utilize the research being conducted at IPFW. After the initial start-up time, the companies might choose to build their facilities on campus. Mr. Fletcher noted that the property needs to be surveyed, have a Phase I environmental study, a traffic study and a land assessment study completed. The Department of Economic Development and the Economic Development Alliance would pay for part of it. IPFW has committed to the archeological review, hopefully at no cost. Part of the agreement, designated by the State, is that IPFW have an internship program with the State Developmental Center. Mr. Fletcher will be doing RFP for these studies within the next few days. When the State transfers the property to the Redevelopment Commission, the Commission will simultaneously transfer it to IPFW Foundation. Mr. Shine noted that fundraising and some low-interest loans would be the vehicles used to build the structures for the NIIC. The long-term goal of the NIIC is to become a technology-based business park. A discussion ensued regarding development plans and traffic control. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried unanimously without further discussion.

Resolution 2000-53

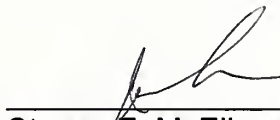
Approving a Brownfield Grant for Hearthside Corporation

Mr. Leatherman explained that Joe Fitzgerald owns the 19,000 square foot building at 707 Leesburg Road and, at great risk, has rehabilitated the building instead of demolishing it. At Mr. Leatherman's suggestion, Mr. Fitzgerald hired an environmental engineer. Contamination was found at the site of a former underground storage tank. Triad Engineering needs to delineate the extent of the contamination. In addition to the building acquisition cost, Mr. Fitzgerald has spent approximately \$30,000 on rehabilitating the building and landscaping the site. Mr. Fletcher noted that this project meets the criteria for the Brownfield Grant. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried without further discussion.

ADJOURNMENT

Motion to adjourn by consensus at 6:15 p.m.

Fort Wayne Redevelopment Commission




Steven E. McElhoe, Secretary Pro Tempore
John Sullivan
Adopted October 16, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
October 16, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:30 p.m.

ROLL CALL: Steven E. McElhoe
John Sullivan
Christopher Guerin

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley City of Fort Wayne Economic
Development Department
Ed Fleugh, CFO, Alliance Winding

APPROVAL OF CLAIMS: Motion to approve August 2000 claims by Mr. Sullivan;
seconded by Mr. Guerin. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve September 18, 2000 minutes
by Mr. Sullivan; seconded by Mr. Guerin. Motion
carried unanimously

NEW BUSINESS

Resolution 2000-54

Allowing the Designation of Property as an Economic Revitalization Area for Avery Dennison Corporation, LLC in the Centennial Industrial Park Urban Renewal Area.

Elissa McGauley noted that Avery Dennison will be purchasing new slitter equipment to expand their business operations. They plan to hire four additional full-time employees at an average annual wage of \$40,000. Mr. Lindsay noted that Avery Denison is one of the largest entities in Centennial Park with one of the longest tenures. They have been before the Redevelopment Commission several times because of their expansions. Mr. Fletcher noted that there are no bond issues in this urban renewal area. There are obligations within Centennial Park, but granting this tax abatement will not interfere with those. Staff recommendation is for approval of equipment abatement. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2000-55

Allowing the Designation of Property as an Economic Revitalization Area for Alliance Winding in the Baer Field Economic Development Area.

Elissa McGauley introduced Ed Fleugh who noted that Alliance Winding is expanding their facilities and adding new equipment. The initial facility was built in 1995; the expansion will add approximately 19,000 square feet and 15 employees. Mr. Lindsay noted the site. Mr. Fletcher stated that the City of Fort Wayne has put in infrastructure in that area and is approximately half complete on paying down the costs. Income from the Economic Development Area is enough to support that debt so staff recommends approval of this tax abatement. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-56

Approving a Contract with NIPSCO for Natural Gas Line Installation at Summit Park II

Mr. Lindsay noted the location of the natural gas lines to be installed. \$12,938 will be repaid to the Redevelopment Commission after the first development that includes at least 24,000 square feet of development that taps into the line. This is NIPSCO's standard practice relating to these kinds of developments. Construction began in August; the park is approximately 25-35% complete at this time. A discussion concerning the Park in general ensued. The road is rough cut and the sewer lines are almost complete so installing water lines can begin soon. Gas is not yet in place and AEP is working in the area described in the easement. During the excavation of the detention basin, bad soils were encountered that impact the basin and common area. Staff anticipated issues with the soils and allowed a contingency in the contract. The final analysis is not yet complete concerning any additional costs to the Redevelopment Commission. The tests and monitoring being done by a Tech Service inspector indicate that there will probably be a cost to move, disburse and compact these soils. Brooks Construction completed the park layout survey per the drawings but their survey made an approximate 1° error from the point of reference that caused a shift of the entire park improvements to the west. This impacted the drainage of the detention basin. Because of this, the basin, designed to be dry, is not draining. Mr. Fletcher noted that the 1° error has caused a 45' shift in the road installation at the opposite end of the park. The placement might cause problems with the sewer and drainage lines that are already installed. Brooks Construction is reverifying the placement of those lines so the drainage will be facilitated. Mr. Fletcher noted that the contractor has stated that the company will do what needs to be done to make all their work is satisfactory. The road is still in the right-of-way, but impacts the salable land. Mr. Wernet noted that the lots designated on the sales brochure are part of a development plan, not a subdivision plat. The land will be sold as 'meets and bounds'. Mr. Fletcher stated that he might require another year of warranty to ensure problems that might arise will be solved. Staff and Counsel will consider some form of indemnity. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2000-57

Ratifying and Approving a Distribution Easement with American Electric Power.

Mr. McElhoe asked if there were any rebates from their in-kind commitments for this project and Mr. Fletcher stated that AEP committed to funding approximately \$100,000 to \$140,000 in construction value for its facilities on the project. The Redevelopment Commission has not been billed for the easement by AEP yet. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-58

Approving Land Use Assessment, Survey and Phase I Environmental Assessment for Northeast Indiana Innovation Center 55 Acre Tract

Mr. Fletcher noted that a Resolution approved at the September meeting stated that the Fort Wayne Redevelopment Commission would be the conduit for the real estate acquisition. Within that responsibility, an archeological assessment, survey, land use impact assessment and an environmental assessment must be done. The money to pay for these will not come from Redevelopment Commission funds. Because of time constraints, the lowest and best respondents to the RFP's were selected and the Executive Director instructed them to proceed so the Redevelopment Commission can take possession of the real estate and simultaneously transfer it to the IU Foundation in November. The Innovation Center, LLC has hired a director who will begin the process of fund raising and putting together the NIIC. The Lieutenant Governor was in Fort Wayne last week to make that announcement regarding the transfer on site. The State needs to know the impact the NIIC will have on the State Developmental Center during and after construction. There will have to be an easement across the existing Stellhorn Road entrance to the Developmental Center. There will have to be a fence constructed to keep the Developmental Center residents clear of the site. All documents should be completed in the next 30 days. Motion to approve Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2000-59

Approving a Contract with SES Environmental Services for a Limited Phase II Environmental Investigation in Amendment X to the Civic Center Urban Renewal Area.

Mr. Kravig explained that SES submitted the Phase I report for the Grand Wayne Center Expansion. The report indicates that there are a few areas that are a cause for potential concern where service stations and dry cleaners were previously located. The Phase II is due diligence to make sure that subsurface contamination does not exist. SES will do geo-probes at the Library site, near the Old Firehouse, on the McDonald's site and on the public right-of-way near Belmont Beverages. If groundwater is detected, other charges will be forthcoming. The Phase II analysis did not go out for bids because the Phase I consultant submitted a very competitive price and has performed well for the Redevelopment Commission in the past. Mr. Wernet noted that the appraisals on the properties to be acquired assumed no environmental problems. If problems are detected, the Redevelopment Commission will make offers subject to environmental conditions. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried without further discussion.

Resolution 2000-60

Approving an Expenditure for Fabrication and Installation of a Project Sign for Summit Industrial Park II

Mr. Lindsay stated that a company at the Enterprise Center fabricated the sign in two days. It is an attractive sign. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

Other Business

Grand Wayne Center - Mr. Wernet explained that the Court Of Appeals opinion regarding the Druley/Christoff appeal has affirmed the decision to declare the area blighted and to reject the Christoff remonstrance as not timely filed. The unanimous memorandum decision will not be published in the General Case Books. Druley and Christoff have 30 days to appeal to the Indiana Supreme Court. Mr. Wernet sees nothing in the decision that could be appealed. The important aspect of the decision is that the Court specifically recognizes that the Fort Wayne Redevelopment Commission's determination of underutilization of land does constitute another factor that is listed in the statute for determining blight. During the Executive Session at the next Commission meeting, staff will have the property values for the acquisition and in a public meeting after the Executive Session state that the Redevelopment Commission sets the acquisition price as the average of the two appraisals without stating the values. Plans are to begin making offers within 45 days. Mr. Fletcher has been working with the Grand Wayne Center and the Mayor's office to put financing in place for the fast food block.

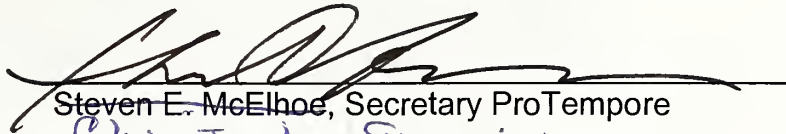
Falstaff - Mr. Fletcher stated that there are 400 tons of glass that must be disposed. A company from Indianapolis that agreed to dispose of the glass decided, once they got here, not to take it. The agreement was to pay \$10.00 a ton to have the glass hauled away. The appraised value of the glass was approximately \$10,000. Staff prefers to recycle the glass. Staff will do an RFP for the property and either recycle the glass ourselves or sell the building as-is, including the glass.

Victoria Acres - Staff will finalize the design for housing and send out an RFP for the development of these 23 acres. There is interest in the development but infrastructure development seems to be the deciding point. The Redevelopment Commission, with the City of Fort Wayne, might have to put in the infrastructure. A discussion ensued about using Habitat for Humanity or a similar group as the developer. Mr. Kravig stated that Habitat for Humanity people have approached Redevelopment Commission staff about doing a portion of the site. Staff concern regards the size and quality of the homes. Mr. Fletcher stated that the new homes have to be as good or better than the existing homes in the neighborhood. All-America Homes from Decatur, IN would like to build prefabricated housing - the cost is about the same as stick-built homes.

ADJOURNMENT

Motion to adjourn by Mr. Sullivan; seconded by Mr. Guerin at 5:30 p.m.

Fort Wayne Redevelopment Commission

A large, stylized handwritten signature in black ink, likely belonging to Steven E. McElhoe, is written over the text.

Steven E. McElhoe, Secretary Pro Tempore

Christopher J. Quinn

Adopted November 20, 2000

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
December 18, 2000**

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:10 p.m.

ROLL CALL: Steven E. McElhoe
John Sullivan
Christopher Guerin

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: None

OTHERS PRESENT: None

APPROVAL OF CLAIMS: Motion to approve September 2000 and October 2000 claims by Mr. Sullivan; seconded by Mr. Guerin.
Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve October 16, 2000 minutes by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously

NEW BUSINESS

Resolution 2000-61

Approving a Reimbursement to the City of Fort Wayne, Board of Public Works for Real Estate Acquisition

Mr. Fletcher noted that he has been working with the Board of Works for two years regarding the 80 acres north of Centennial Industrial Park. Mr. Lindsay indicated the location of the property on a map. The tract under consideration is 36+ acres. The Board of Works is addressing a drainage problem in Centennial Industrial Park by constructing a detention area. The acreage not used for detention will be developed as deemed appropriate by the Fort Wayne Redevelopment Commission. It could become part of an industrial park in the future. The Redevelopment Commission will reimburse the Board of Works \$100,000 for the acquisition cost after the detention area is built then the remaining land will be transferred to the Redevelopment Commission. The Redevelopment Commission will enter into an agreement with the Board of Works to pay for the land. The money the Board of Works receives will go into infrastructure improvements in the area. 0² Wireless, which serves communication for the City, County and State policing agencies, is considering erecting a communication tower on a portion of that property. Redevelopment Commission staff would negotiate a long term lease for the acreage they might need. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2000-62

Approving an Expenditure for Maintenance for the Former Falstaff Brewery Site

Mr. Lindsay explained the Mr. Olivia Robinson, President of the Memorial Park Neighborhood Association, cut down scrubs and small trees and did general maintenance at the former brewery. His actual billing amount was \$600.00. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2000-63

Approving a Contract for Appraisal Services with Misner & Associates

Mr. Lindsay explained this contract is for an as-built appraisal for Summit Industrial Park II. For the Redevelopment Commission to buy land, a price must be established by the average of two independent appraisals. The first appraisal was funded by the National City Bank, the lender on the project, as a condition of the loan. This contract is for the second appraisal needed for purchase of real estate. Because staff has anticipated the need to negotiate with a large industry that might want to locate there, the per square foot value set is above the average of the two appraisals to provide some leeway. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2000-64

Approving the Transfer of Monies to Reimburse the Capital Fund for Expenses Regarding the Development of Summit Industrial Park, Amendment 1

Mr. Fletcher explained that in the past the Capital Fund has been used to react quickly to situations that arise and need immediate capital, including purchase of real estate. Real Estate sales have then been used to reimburse the Capital Fund. Approximately \$180,000 has been used to pay contractors for Summit Industrial Park II. Instead of using loan funds, money from other funds, including 2001 CEDIT and TIF, would be used to pay these types of expenses and forestall the use of loan funds. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2000-65

Approving an Expenditure for Barricades for the Summit Industrial Park II Project

Mr. Lindsay stated that 8 barricades from Three Rivers Barricades were needed for the entrances to Summit Park II, because the public right-of-way is not yet dedicated. Mr. Sullivan asked why these small expenses need to be brought before the Redevelopment Commission and Mr. Fletcher noted that the expense would be near \$6,000 when the project was completed. Mr. Sullivan stated that, at a later date, the Redevelopment Commission should discuss the expenditures that need to be approved by resolutions. Motion to approve Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2000-66

Recommending a Change in Zoning for Parcel A contained in the Bowser Avenue Urban Renewal Area

Mr. Leatherman stated that two developers are interested in constructing a retirement community in the Hanna-Creighton area and are interested in the Bowser site. The most interested developer is tax credit finance facility. There are tax credits to construct these facilities and construction is competitively awarded. To submit a bona fide application, the site must be properly zoned. This parcel is zoned industrial and the City does not allow residential development on an industrial property. After conferring with Planning Department and others, it was decided that RP (Planned Residential) is the appropriate zoning for this site. If this development falls through, the property is still zoned for what the Wolpert Study identified as more appropriate use of this site. There are still some environmental issues that might have to be addressed on Parcel A. The application for the development is scheduled to be submitted on February 1, 2001. The Redevelopment Commission needs to do an RFP to award the control of the real estate. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried without further discussion.

Resolution 2000-67

Approving the Payment of Assessments to the Midtowne Crossing Owners Association and Increasing the Monthly Parking Rate from \$65.00 to 69.00 per Space per Month

The Redevelopment Commission owns the two parking garages in Midtowne Crossing and the unsold commercial space. On a per square foot basis, the Redevelopment Commission owns almost 30% of the real estate in Midtowne Crossing. The Midtowne

Crossing Owners Association met in early October and voted to increase assessments to all owners by 4.44%. The Redevelopment Commission's annual assessment also increased. The revenue from the parking garage pays assessments, maintenance and operating costs of the parking garage. To keep the net revenues and expenses balanced, the Redevelopment Commission must raise parking rates approximately \$4.00 per space per month. Assessments have not increased since the garage opened in 1990. A discussion ensued regarding the improvements that have been made without increasing rental rates. Mr. Fletcher noted that he would be evaluating the amount paid to Light & Bruening for their monitoring of the garage. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2000-68

Approving a Phase II Investigation of 1124 Sherman Boulevard

Mr. Leatherman described the property in question, noted its location, current owners (Brooks Construction) and uses. There have been many code violations on this property. It is in a flood plain. There were a substantial number of environmental issues discovered during a Phase I investigation paid for by Hinsey Automotive and Hinsey Towing. The selling price that Hinsey will pay to Brooks Construction for the property is contingent upon the cost of the environmental remediation. Hinsey proposes a complete demolition of all structures, landscaping along Sherman Blvd and the relocations of their body shop in one phase and the wrecker service in another phase, and. Two residents of the Bloomingdale Neighborhood Association wrote letters of support for relocating these businesses to the site. Hinsey contacted SES to do a Phase I environmental assessment. SES has prepared a Phase II proposal and application in the amount of \$10,320 that addresses all the environmental issues that have been discovered. After the first phase of the Phase II, the buyer and seller will negotiate a final acquisition price. Because we are a co-signer, the Redevelopment Commission will receive a copy of the report results. The Phase I and Phase II assessment data can be used for subsequent projects if the current proposal falls through. Environmental testing will have to be done on this site no matter what project may happen there. A discussion of the proposed golf course near this site ensued. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2000-69

Approving a Completion Affidavit for the Phoenix Place Project for Garcia Concrete Construction, Inc.

Resolution 2000-69 and 2000-70 were discussed concurrently. Mr. Fletcher explained that a completion affidavit must be approved so that the streets in Phoenix Place can be accepted by the City of Fort Wayne. The Redevelopment Commission must give the City of Fort Wayne a final completion affidavit that states that these contractors have met minimum construction and quality criteria. The Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried without further discussion.

Resolution 2000-70

Approving a Completion Affidavit for the Phoenix Place Project for Geiger Excavating, Inc.

See 2000-69. Both motions were approved and carried simultaneously. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried without further discussion.

Other Business

Notes:

The City, through its planning process and B.E.S.T teams, has stated that Downtown needs to have new long-term development plan. Under the Mayor's direction, there have been several meetings to discuss a vision for Downtown. The outcome suggested a consultant should be hired to complete a plan. Some people from the Redevelopment Commission will be asked to be a part of that process. There will be an RFP in the next two months that will begin the planning process.

Christopher Guerin will be the Redevelopment Commission representative on the Grand Wayne Center design team. Mr. Fletcher asked for a motion from the Commission. A motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

A motion was made by Mr. McElhoe for Mr. Guerin be the Secretary Pro Tempore; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

A discussion of the Intergovernmental Memorandum will be addressed at the next meeting.

ADJOURNMENT

Motion to adjourn by Mr. Sullivan; seconded by Mr. Guerin. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission



Christopher Guerin, Secretary Pro Tempore

Adopted January 24, 2001

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
March 19, 2001**

TIME: 5:00 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order

ROLL CALL: Steve Hill
John Sullivan
Steve McElhoe
Christopher Guerin
Jack Scott

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: Elissa McGauley, Economic Development Specialist
Charles Bash, Attorney at Law
James Wilson, co-developer of 808/810 South Calhoun
Steve Zacher, The Zacher Company

APPROVAL OF CLAIMS: Motion to approve January 2001 claims by Mr. Sullivan;
seconded by Mr. McElhoe. Motion carried unanimously

APPROVAL OF MINUTES: Motion made to approve February 19, 2001 minutes by
Mr. Guerin; seconded by Mr. Sullivan. Motion carried
unanimously

NEW BUSINESS

Election of Officers – By unanimous consent, the 2001 Officers of the Fort Wayne Redevelopment Commission are:

Steve McElhoe President
John Sullivan Vice President
Christopher Guerin Secretary

Mr. Hill turned control of the meeting over to Mr. McElhoe.

Resolution 2001-13

Allowing the Designation of Property as an Economic Revitalization Area for Cornelius B. Hayes and James L. Wilson in the Civic Center Urban Renewal Area, Amendment X

Ms. McGauley explained that the property owners have already begun improvements to the building, but allowance is made through Indiana Code to waive noncompliance and allow the project to be eligible for tax abatement. Mr. Bash explained the redevelopment of the building at 810 South Calhoun Street. The building is in the process of being gutted and will be totally remodeled. Mr. Wilson explained the building will have all new windows, new roof and new brick façade. Mr. Kravig noted that the building's ownership was split into two entities, and to further complicate the ownership, there were multiple owners of each of the two parts of the building. He further stated that the Fort Wayne Redevelopment Commission has been working to encourage the building owners to improve the building for at least 8 years. The building will be the last to be renovated in the quarter block north of the Wells Fargo development (Civic Center

VII). The projected completion date is August 2001. Motion to approve by Mr. Hill; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2001-14

Approving Articles of Incorporation, Bylaws and Declaration of Restrictions and Covenants for the Summit Park II Business Association, Inc. and Summit Industrial Park II

Mr. Fletcher noted that the Park is still about 85% completed and anticipates total completion in April. Mr. Lindsay stated the proposed layout of the Park is for conceptual use only; the minimum size of the lots will be three (3) acres, except for lot #14. The real estate will be conveyed on a metes and bounds basis and each ensuing development will need to be approved by the City Plan Commission. Mr. Lindsay noted the building requirements and permitted uses contained in the Restrictive Covenants and stated the Redevelopment Commissioners constitute the initial Board of Directors of the Business Association. Mr. Fletcher noted that only after all but three lots are sold, would the Commission have less than 51% of the votes and then would no longer be the majority of the governing Board. Mr. Lindsay noted that the Commission would be responsible for Common Area maintenance the first year and then the assessment will diminish as lots are sold. The by-laws deal with the rules for membership in the Association, assessments, etc. The Articles of Incorporation will be recorded at the State level. Motion to approve with minor changes allowed by the Executive Director, in conference with Counsel, by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2001-15

Approving the Offering Values for Real Estate in Amendment X to the Civic Center Urban Renewal Area.

Mr. Kravig stated that the appraisers have submitted their appraisals for the properties that are proposed for acquisition as part of the Grand Wayne Center expansion. Immovable fixture appraisals have also been completed for the fast-food block restaurateurs and Belmont Beverages. Mr. Kravig noted that offering prices for the properties are confidential and are the average of the two appraisals. Immovable fixtures are not part of the offering price; they are additional expenses incurred by the Redevelopment Commission in conjunction with the relocation. Mr. Fletcher stated that his intention would be to make simultaneous offers to the "fast food block" owners in approximately 45 days. Motion to approve by Mr. Hill; seconded by Mr. Sullivan. Motion unanimously carried unanimously without further discussion.

Because of a previous commitment, Reverend Scott left the meeting.

Resolution 2001-16

Approving an Agreement for the Sale and Development of Real Estate in the Bowser Avenue Urban Renewal Area.

Mr. Lindsay noted that The Wallick Companies (Partnership Equities, Inc.) and the Greater Progressive Community Development Corporation have entered into an agreement to develop Phoenix Manor Elderly Apartments on Parcel A of the former Bowser Pump Company site. On 19 February 2001, the Fort Wayne Redevelopment Commission rejected by motion all bids submitted. The Executive Director entered into negotiations with Partnership Equities, which resulted in the sale of the parcel for \$10.00 and other good and valuable consideration. The *Agreement for the Sale and Development of Real Estate* represents the product of those negotiations. Mr. Fletcher stated that the project is subject to approval by the City of Fort Wayne and, upon approval, must be completed in two (2) years. Motion to approve by Mr. Hill; seconded by Mr. Guerin. Motion carried unanimously by those present without further discussion.

OTHER BUSINESS

Summit Park II – Offer to buy real estate. Steve Zacher was present representing the owners of the Trane Company who have made an offer to purchase three (3) acres of lot # 1 located at the southeast corner of Ludwig Road and Innovation Blvd for \$169,884.00. The company would like to begin construction on 1 July 2001 and be

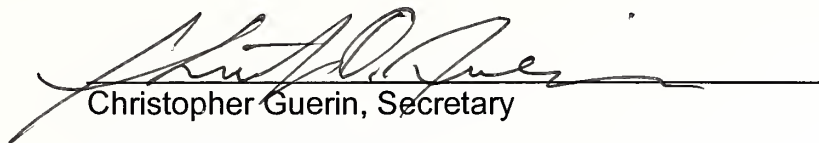
operational by 1 June 2002. The Trane Company will be coming to the Redevelopment Commission with a petition for tax abatement at the next meeting.

Several members of the East Central neighborhood were present. Mr. Fletcher informed the group that he has been trying to set a meeting with the East Central Corridor Improvement Committee that was meeting over the past seven (7) months, but has not yet been able to confirm a date.

ADJOURNMENT

Motion to adjourn by Mr. Hill; seconded by Mr. Sullivan. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission



Christopher Guerin, Secretary

Adopted April 16, 2001





TO LOCK
PERMANENTLY

← Push down spur
with a blunt
instrument. →

